## CONSERVATORY 9'3" x 6'6" 2.82m x 1.99m **BATHROOM** BEDROOM TWO 10'8" x 9'0" 3.24m x 2.75m KITCHEN 12'2" x 7'0" 3.71m x 2.13m orking LIVING/DINING ROOM 22'1" x 10'8" 6.73m x 3.24m BEDROOM ONE 14'0" x 10'10" 4.26m x 3.30m 1ST FLOOR 372 sq.ft. (34.6 sq.m.) approx. GROUND FLOOR 458 sq.ft. (42.5 sq.m.) approx.

TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx Made with Metropix ©2023

#### PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

# Billingham Martin



## 70 Kingsley Road

### 70 FARNBOROUGH, Hampshire GU14 8SX

£285,000 Freehold

A well presented two bedroom terraced home situated within easy reach of local schools, shops and commuter routes. Accommodation comprises entrance porch, hall, refitted kitchen, living/dining room, conservatory, two double bedrooms, refitted bathroom. Features to note include replacement upvc double glazing and gas central heating combination boiler. Energy Efficiency Rating 'D'

#### **GROUND FLOOR**

#### **ENTRANCE PORCH**

Front aspect upvc door with opaque double glazed insert, laminate floor, part glazed door to hall, smooth finish ceiling.

#### HALL

Doors to living/dining room and refitted kitchen, stairs to first floor landing with storage cupboard below, wall mounted thermostat heating control, radiator, smooth finish ceiling.

#### REFITTED KITCHEN

12' 2" x 7' 0" (3.71m x 2.13m) Rear aspect upvc double glazed window, doorway to dining area, matching range of eye and base level units incorporating roll edged work surfaces with one and a quarter bowl stainless steel sink unit with mixer tap. Built in four ring gas hob with electric oven below and extractor fan above, plumbing and space for washing machine, space for fridge/freezer. Wall mounted replacement gas central heating combination boiler, part tiled walls, tiled floor, smooth finish ceiling with inset lighting.

#### LIVING/DINING ROOM

22' 1" x 10' 6" (6.73m x 3.20m) Front aspect upvc double glazed window, rear aspect double glazed sliding patio doors opening into conservatory, two radiators, Cable point, telephone connection point, space suitable for dining table and chairs, doorway to kitchen, smooth finish ceiling.

#### **CONSERVATORY**

9' 3" x 6' 6" (2.82m x 1.98m) Dual aspect upvc double glazed windows and sliding door to rear giving access to garden, laminate floor.

#### FIRST FLOOR

#### **LANDING**

Doors to both bedrooms and bathroom, built in storage cupboard with shelving, smooth finish ceiling.

#### **BEDROOM ONE**

14' 4" x 10' 10" (4.37m x 3.30m) Front aspect upvc double glazed window, built in double wardrobe with hanging rail and shelving, built in storage cupboard with shelving, radiator, smooth finish ceiling.

#### **BEDROOM TWO**

10' 8" x 9' 0" (3.25m x 2.74m) Rear aspect upvc double glazed window, built in double wardrobe with hanging rail and shelving, radiator, smooth finish ceiling.

#### **REFITTED BATHROOM**

Rear aspect upvc opaque double glazed window, three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap. Fitted shower and screen over bath, chrome heated towel rail, part tiled walls, tiled floor, smooth finish ceiling.

#### **REAR GARDEN**

Paved terrace leading onto mainly laid to lawn garden with flower and shrub borders and pathway leading to a brick built store with power, fully enclosed via wood panel fencing with pedestrian gate to rear.

#### **AGENTS NOTE**

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

